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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

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WARRANTY DEED

Grantor(s): **Shirley Jean Sappington and Betty S. Duke**
Address: 309 N. 16th Street Oxford, MS 38655

Phone: 662-801-1665 (Home) 662-801-7913 (Work, if any)

Grantee(s): **Steven F. Higginbotham and Scarlett C. Adams**
Address: 11858 Holmes Road Collierville, TN 38017

Phone: 901-496-4599 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Shirley Jean Sappington and Betty S. Duke do hereby sell, convey and warrant unto Steven F. Higginbotham and Scarlett C. Adams, as Joint Tenants with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: Lot 33, Section B, Holiday Hills Subdivision, situated in Section 34, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 11, Page 11-12 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 20th day of May, 2011.

Shirley Jean Sappington
Shirley Jean Sappington

Betty S. Duke
Betty S. Duke

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Shirley Jean Sappington and Betty S. Duke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of MAY, 20 11.
[Signature]
Notary Public

My Commission Expires: _____

(SEAL)

